



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: BZA-20-014

Title: Family Express' request for Development Standard Variances

Meeting Date: this zoning petition is currently scheduled to be heard at the November 4th Board of Zoning Appeals meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".



McCORDSVILLE BOARD OF ZONING APPEALS VARIANCE APPLICATION

Zoning Ordinance Section 10.03

Applicant Information

Name: Family Express Corporation

Current Address: 213 S. State Road 49
(Number) (Street)
Valparaiso
(City)

IN 46383
(State) (Zip)

Phone No.: (219) 462- 0144

E-mail Address: go@familyexpress.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Additional Real Estate, LLC

Current Address: 210 E. US Highway 52, Ste. E
(Number) (Street)
Rushville
(City)

IN 46173
(State) (Zip)

Phone No.: (765) 932-3224

E-mail Address: heather.meckes@herdrich.com

Property Information

Current Address: 5964 W. Broadway, McCordsville, IN 46055
(Number) (Street)

Subdivision Name (if applicable): N/A

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: Gas station / convenience store

Size of the Lot/Parcel in Question: 2.757 acre

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

Variance Information

Describe the variance requested:

1. A variance for signage affixed to the canopy of the convenience store consisting of Family Express tri- leaf logo and trailing, teal "feathers" motif on the canopy at the locations depicted on the identified faces on Exhibit A, which is attached.
2. A variance from the size and location limitations in the ordinance for a monument sign in place of the existing pylon sign (7.08 G(1)). The sign includes an electronic gas price message board and an additional Electronic Message Board ("EMB"). Family Express commits that the EMB message will not change more than once in any 60-minute time period in conformance with Section 7.08 G (5) and 7.08 G (1).
3. Family Express further commits that any awning affixed to a reconstructed carwash will be a simple angled awning constructed of a durable standing seam material in the teal color of the Family Express brand, instead of a mansard style canopy type awning.

Development Standards Variance Requested:

- | | |
|--|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input type="checkbox"/> Building Setback | <input type="checkbox"/> Sight Visibility |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Fence and Wall |
| <input type="checkbox"/> Lot Width | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input checked="" type="checkbox"/> Sign |
| <input type="checkbox"/> Other (please specify): _____ | |

Describe reasons supporting the variance requested:

Family Express, repeatedly recognized as one of the premier convenience store chains in the industry, seeks variances to rebrand and dramatically improve the appearance, shopping experience, and visual aesthetics of the current Village Pantry location at the intersection of Broadway and Mount Comfort Road in McCordsville.

The variances sought are necessary to make the improvements identified above and brand and market the site in an appropriate and effective manner.

Development Standards Variance Criteria

The McCordsville Zoning Ordinance establishes specific design criteria that must be met in order for a variance to be approved. Please answer each question below and if the response is "NO", please describe why the variance requested does not meet the required criteria.

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

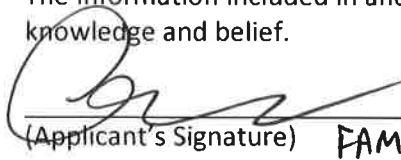
☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

☒ YES ☐ NO, Please Explain (attach additional pages as necessary): _____

Applicant's Signature

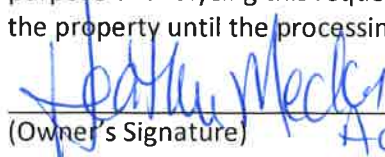
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature) FAMILY EXPRESS OK

10/15/20
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature) Jonathan Meeks
Additional Real Estate LLC

10/15/20
(Date)

(Owner's Signature)

(Date)

Town of McCordsville
Property Owner's Consent For Review Form

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Additional Real Estate, LLC

Current Address: <u>210 E. US Highway 52, Ste. E</u>			
(Number)	(Street)		
Rushville		IN	46173
(City)		(State)	(Zip)

Phone No.: (765) 932-3224 E-mail Address: heather.meckes@herdrich.com

The Property to be reviewed by: (Check all that apply)

_____ Town Council
_____ Plan Commission
X _____ Board of Zoning Appeals

Property Information

Current Address: 5964 W. Broadway, McCordsville, IN 46055
(Number) (Street)

And Location Description (If no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Property Owners Consent: Additional Real Estate, LLC, here-by acknowledges and gives consent that its property can be submitted for review and consideration by the aforementioned Board.

Property Owner's Signature: [Signature] Date: October 15, 2020

Property Owner's Signature: _____ Date: _____

STATEMENT OF INTENT

Family Express, repeatedly recognized as one of the premier convenience store chains in the industry, seeks variances to rebrand and dramatically improve the appearance, shopping experience, and visual aesthetics of the current Village Pantry location at the intersection of Broadway and Mount Comfort Road in McCordsville.

The following three (3) variances sought are necessary to make the improvements identified above and brand and market the site in an appropriate and effective manner:

1. A variance for signage affixed to the canopy of the convenience store consisting of Family Express tri-leaf logo and trailing, teal motif banded on the canopy at the locations depicted on the identified faces on exhibit A, which is attached.
2. A variance from the size and location limitations in the ordinance for a monument sign in place of the existing pylon sign (and 7.08 G (1)). The sign includes an electronic gas price message board and an additional Electronic Message Board ("EMS"). Family Express commits that the EMS message will not change more than once in any 60-minute time frame in conformance with Section 7.08 G (5) and 7.08 G (1).
3. Family Express further commits that any awning affixed to a reconstructed carwash will be a simple angled awning constructed of a durable material and in the teal color of the Family Express brand, instead of a mansard style canopy type awning.

Jul 08 2020

Debra Carnes
Auditor of Hancock County

202008329 WD \$25.00
07/08/2020 12:59:30PM 9 PGS
Marcia R Moore
Hancock County Recorder IN
Recorded as Presented



CHICAGO TITLE CO LLC
715 W CARMEL DRIVE #203
CARMEL, IN 46032

FILE: # CTIN 2004768

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That **VP McCordsville LLC, an Indiana limited liability company** (Grantor) CONVEYS AND WARRANTS to **Additional Real Estate, L.L.C., an Indiana limited liability company** (Grantee), for the sum of Ten and No/100---Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hancock County, in the State of Indiana:

As per the legal description attached hereto as Exhibit "A" and made a part hereof by this reference.

Grantor further certifies that there is no Gross Income Tax due the State of Indiana currently in respect to this conveyance.

Subject to real estate property taxes for the second half of 2019, due and payable in November, 2020, and subject to real estate property taxes due and payable thereafter.

Taxing Unit: Vernon.

Tax Identification No.: 30-01-25-202-001.000-018.

Subject to easements, restrictions, covenants, rights-of-way, and agreements of record.

The address of such real estate is commonly known as 5964 W. Broadway, McCordsville, Indiana 46055.

The undersigned person executing this deed on behalf of Grantor represents and certifies that she has been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed this 17th day of June, 2020.

Signature page to follow next

[the remainder of this page intentionally left blank]

GRANTOR:

VP McCordsville LLC, an Indiana limited liability company

By Diane J. Wishart , Member
Signature Title

Diane J. Wishart , Member
Printed Name Title

STATE OF INDIANA)
COUNTY OF HAMILTON) SS:

Before me, a Notary Public in and for said County and State, personally appeared **Diane J. Wishart**, in her capacity as Member of and for and on behalf of **VP McCordsville LLC, an Indiana limited liability company**, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of June, 2020.

My Commission Expires:

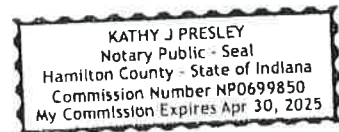
04/30/2025

Signature

Printed

Kathy J. Presley
Notary Public

Residing in Hamilton County, State of Indiana.



Grantees Post Office mailing address is } 210 East US 52. Suite E
Send tax bills to Grantee at the address of } Rushville, IN 46173

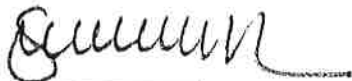
Prepared for the benefit of, and from information provided in, Chicago Title Insurance Company
File No.: CTIN2004768 Revision 2.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name: Jeffrey R. Slaughter, Attorney at Law, Declarant.

This instrument was prepared by **JEFFREY R. SLAUGHTER**, Attorney at Law #362-49, 8310 Allison Pointe Boulevard, Suite 204, Indianapolis, Indiana 46250 / Telephone 317-579-0816.

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

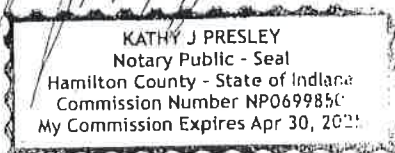


Witness Signature
James M. Collins

PROOF:
STATE OF INDIANA
COUNTY OF Hamilton

Before me, a Notary Public in and for said County and State, on June ^{27th}, 2020 personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows grantor to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said grantor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.


NOTARY PUBLIC



NOTARY SEAL / STAMP

Notary Name - Kathy J. Presley

Notary Public - State of IN

Seal

My Commission Expires: 04/30/2021

Commission No. NP0699856

EXHIBIT A

Order No.: CTIN2004768

TRACT A:

LOT NUMBERED 1 IN JOHN T. AND GEORGIANNA OGLE ADDITION TO THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, RECORDED JUNE 30, 1947, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

TRACT B:

PART OF LOTS NUMBERED 1, 2, 3 AND 4 IN WILLIAM MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 28, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

ALSO, THE VACATED ALLEYS AND RIGHTS OF WAY CONTIGUOUS THERETO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

(A) A NORTH/SOUTH RIGHT OF WAY EXTENDING FROM THE NORTH LINE OF STATE ROAD 67 TO THE SOUTH LINE OF RAILROAD STREET, APPROXIMATELY 120 FEET EAST OF COUNTY ROAD 600 WEST, AND RUNNING BETWEEN THE LOTS IN MCCORD'S ADDITION ON THE WEST SIDE AND THE LOT IN OGLE'S ADDITION ON THE EAST SIDE;

(B) AN EAST/WEST RIGHT OF WAY EXTENDING FROM THE EAST LINE OF COUNTY ROAD 600 WEST TO THE WEST LINE OF THE RIGHT OF WAY DESCRIBED ABOVE BETWEEN RAILROAD STREET AND STATE ROAD 67 AND RUNNING BETWEEN THE LOTS CONTAINED IN MCCORD'S ADDITION; AND

(C) AN EAST/WEST RIGHT OF WAY EXTENDING FROM THE EAST LINE OF COUNTY ROAD 600 WEST TO THE NORTH LINE OF STATE ROAD 67 NEAR THE INTERSECTION OF COUNTY ROAD 600 WEST AND STATE ROAD 67 AND RUNNING WITHIN THE LOTS IN MCCORD'S ADDITION.

TRACT C:

LOT NUMBER 2 IN JOHN T. AND GEORGIANNA OGLE ADDITION TO THE TOWN OF MCCORDSVILLE, AS SHOWN IN PLAT BOOK 4, PAGE 45, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

ABOVE DESCRIBED LAND IS AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST, IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY BEING A PART OF LOTS NUMBERED 104 IN WILLIAM MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 28 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, LOT NUMBER 1 IN JOHN T. AND GEORGIANNA OGLE ADDITION TO THE TOWN OF MCCORDSVILLE, AS RECORDED ON JUNE 30, 1947 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, THE FIRST (16 FOOT) VACATED ALLEY EAST OF COUNTY ROAD 600 WEST BETWEEN RAILROAD STREET AND STATE RD. 67, AND THE FIRST (16.5 FOOT) EAST/WEST VACATED ALLEY SOUTH OF RAILROAD STREET BETWEEN COUNTY ROAD 600 WEST AND THE AFOREMENTIONED 16 FOOT VACATED ALLEY, DESCRIBED AS FOLLOWS:

EXHIBIT A

(continued)

BEGINNING AT A POINT BEING THE INTERSECTION OF THE EAST LINE OF COUNTY ROAD 600 WEST WITH THE SOUTH LINE OF RAILROAD STREET; THENCE NORTH 58 DEGREES 28 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RAILROAD STREET, 416.23 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 45 SECONDS WEST PARALLEL WITH THE EAST LINE OF COUNTY ROAD 600 WEST, 260.44 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD 67 AS NOW LOCATED; THE FOLLOWING 6 COURSES BEING ALONG SAID SOUTH RIGHT OF WAY; (1) THENCE SOUTH 51 DEGREES 50 MINUTES 39 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY 177.43 FEET; (2) THENCE SOUTH 54 DEGREES 41 MINUTES 31 SECONDS WEST, 105.00 FEET; (3) THENCE SOUTH 36 DEGREES 43 MINUTES 01 SECONDS WEST, 28.08 FEET; (4) THENCE SOUTH 55 DEGREES 31 MINUTES 52 SECONDS WEST, 67.22 FEET TO A RIGHT OF WAY MARKER; (5) THENCE NORTH 81 DEGREES 19 MINUTES 41 SECONDS WEST, 47.78 FEET TO A RIGHT OF WAY MARKER; (6) THENCE NORTH 33 DEGREES 39 MINUTES 30 SECONDS WEST, 17.80 FEET TO A RIGHT OF WAY MARKER AT THE INTERSECTION OF THE NORTH LINE OF STATE ROAD 67 WITH THE EAST LINE OF COUNTY ROAD 600 WEST; THENCE NORTH 01 DEGREES 58 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE, 251.66 FEET TO THE POINT OF BEGINNING, CONTAINING 2.28 ACRES, MORE OR LESS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF LOTS 1-3, 140.00 FEET TO THE NORTHEAST CORNER OF LOT NO. 3; THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF LOT NO. 3, 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT NO. 3; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF LOTS NUMBERED 3, 2 AND 1, 139.85 FEET TO THE SOUTHWEST CORNER OF LOT NO. 1; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT NO. 1, 129.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS.

EXCEPTION THEREFROM THAT PART CONVEYED TO THE TOWN OF MCCORDSVILLE, INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 22, 2017 AS INSTRUMENT NO. 201710428 AND CORRECTED BY AFFIDAVIT OF SCRIVENER'S ERROR, RECORDED OCTOBER 17, 2017 AS INSTRUMENT NO. 201711553, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOTS 3 AND 4 IN MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 27 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SAID ADDITION; THENCE NORTH 56 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 7.23 FEET, ALONG THE NORTH LINE OF SAID LOT 1, TO THE EASTERN BOUNDARY OF C.R. 600W (EAST ST.); THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 162.71 FEET, ALONG SAID EASTERN BOUNDARY, TO THE POINT DESIGNATED "604" ON SAID PARCEL PLAT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 58 DEGREES 54 MINUTES 01 SECONDS EAST A DISTANCE OF 11.66 FEET TO THE POINT DESIGNATED "602" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 55.00 FEET TO THE POINT DESIGNATED "601" ON SAID PARCEL PLAT; THENCE SOUTH 34 DEGREES 57 MINUTES 49 SECONDS EAST A DISTANCE OF 52.56 FEET, TO THE POINT DESIGNATED "600" ON SAID PARCEL PLAT BEING A POINT ON THE NORTHERN BOUNDARY OF STATE ROAD 67; THENCE NORTH 84 DEGREES 11 MINUTES 41 SECONDS WEST A DISTANCE OF 30.37 FEET, ALONG SAID NORTHERN BOUNDARY, TO THE EASTERN BOUNDARY OF C.R. 600W (EAST ST.); THENCE NORTH 33 DEGREES 33 MINUTES 15 SECONDS WEST A DISTANCE OF 18.03 FEET

EXHIBIT A

(continued)

ALONG SAID EASTERN BOUNDARY; THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 86.00 FEET, CONTINUING ALONG SAID EASTERN BOUNDARY, TO THE POINT OF BEGINNING AND CONTAINING 0.035 ACRES, MORE OR LESS.

AND:

A PART OF LOTS 1 AND 2 IN MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 27, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SAID ADDITION; THENCE NORTH 56 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 7.23 FEET, ALONG THE NORTH LINE OF SAID LOT 1 TO THE EASTERN BOUNDARY OF C.R. 600W (EAST ST.) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 56 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 12.04 FEET, CONTINUING ALONG SAID NORTH LINE, TO THE POINT DESIGNATED "607" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 125.43 FEET TO THE POINT DESIGNATED "606" ON SAID PARCEL PLAT; THENCE SOUTH 48 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 13.45 FEET TO THE POINT DESIGNATED "605" ON SAID PARCEL PLAT, BEING A POINT EASTERN BOUNDARY OF C.R. 600W (EAST ST.); THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 127.71 FEET, ALONG SAID EASTERN BOUNDARY, TO THE POINT OF BEGINNING AND CONTAINING 0.029 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF MCCORDSVILLE, INDIANA BY QUIT CLAIM DEED RECORDED SEPTEMBER 22, 2017 AS INSTRUMENT NO. 201710429 (**LEASEHOLD INTEREST**), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOTS 3 AND 4 IN MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 27 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SAID ADDITION; THENCE NORTH 56 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 7.23 FEET, ALONG THE NORTH LINE OF SAID LOT 1, TO THE EASTERN BOUNDARY OF C.R. 600W (EAST ST.); THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 162.71 FEET, ALONG SAID EASTERN BOUNDARY, TO THE POINT DESIGNATED "604" ON SAID PARCEL PLAT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 58 DEGREES 54 MINUTES 01 SECONDS EAST A DISTANCE OF 11.66 FEET TO THE POINT DESIGNATED "602" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 55.00 FEET TO THE POINT DESIGNATED "601" ON SAID PARCEL PLAT; THENCE SOUTH 34 DEGREES 57 MINUTES 49 SECONDS EAST A DISTANCE OF 52.56 FEET, TO THE POINT DESIGNATED "600" ON SAID PARCEL PLAT BEING A POINT ON THE NORTHERN BOUNDARY OF STATE ROAD 67; THENCE NORTH 84 DEGREES 11 MINUTES 41 SECONDS WEST A DISTANCE OF 30.37 FEET, ALONG SAID NORTHERN BOUNDARY, TO THE EASTERN BOUNDARY OF C.R. 600W (EAST ST.); THENCE NORTH 33 DEGREES 33 MINUTES 15 SECONDS WEST A DISTANCE OF 18.03 FEET ALONG SAID EASTERN BOUNDARY; THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 86.00 FEET, CONTINUING ALONG SAID EASTERN BOUNDARY, TO THE POINT OF BEGINNING AND CONTAINING 0.035 ACRES, MORE OR LESS.

AND:

EXHIBIT A

(continued)

A PART OF LOTS 1 AND 2 IN MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 27, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SAID ADDITION; THENCE NORTH 56 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 7.23 FEET, ALONG THE NORTH LINE OF SAID LOT 1 TO THE EASTERN BOUNDARY OF C.R. 600W (EAST ST.) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 56 DEGREES 15 MINUTES 38 SECONDS EAST A DISTANCE OF 12.04 FEET, CONTINUING ALONG SAID NORTH LINE, TO THE POINT DESIGNATED "607" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 125.43 FEET TO THE POINT DESIGNATED "606" ON SAID PARCEL PLAT; THENCE SOUTH 48 DEGREES 08 MINUTES 56 SECONDS WEST A DISTANCE OF 13.45 FEET TO THE POINT DESIGNATED "605" ON SAID PARCEL PLAT, BEING A POINT EASTERN BOUNDARY OF C.R. 600W (EAST ST.); THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 127.71 FEET, ALONG SAID EASTERN BOUNDARY, TO THE POINT OF BEGINNING AND CONTAINING 0.029 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED APRIL 27, 2020 AS INSTRUMENT NUMBER 202004770, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOTS 3 AND 4 IN MCCORD'S ADDITION TO THE TOWN OF MCCORDSVILLE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 28 AND ALSO A PART OF LOTS 1 AND 2 IN JOHN T. AND GEORGIANNA OGLE ADDITION TO THE TOWN OF MCCORDSVILLE THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4, PAGE 44, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN SAID MCCORD'S ADDITION; THENCE NORTH 56 DEGREES 22 MINUTES 18 SECONDS EAST 7.23 FEET ALONG THE NORTHWESTERN LINE OF SAID LOT 1 TO THE EAST BOUNDARY OF COUNTY ROAD 600 WEST AS DESCRIBED IN A WARRANTY DEED FROM VP MCCORDSVILLE LLC TO THE TOWN OF MCCORDSVILLE RECORDED IN INSTRUMENT 2017 10428; THENCE SOUTH 00 DEGREES 13 MINUTES 35 SECONDS WEST 162.70 FEET ALONG SAID BOUNDARY; THENCE SOUTH 58 DEGREES 59 MINUTES 50 SECONDS EAST 11.66 FEET ALONG SAID BOUNDARY; THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST 55.00 FEET ALONG SAID BOUNDARY; THENCE SOUTH 33 DEGREES 50 MINUTES 40 SECONDS EAST 7.04 FEET ALONG THE NORTHEASTERN BOUNDARY OF SAID COUNTY ROAD 600 WEST TO THE POINT DESIGNATED "811" ON SAID EXHIBIT "B", BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 86 DEGREES 07 MINUTES 22 SECONDS EAST 56.06 FEET TO THE POINT DESIGNATED "812" ON SAID EXHIBIT "B"; THENCE NORTH 52 DEGREES 48 MINUTES 22 SECONDS EAST 86.56 FEET TO THE POINT DESIGNATED "822" ON SAID EXHIBIT "B"; THENCE NORTH 53 DEGREES 15 MINUTES 24 SECONDS EAST 60.11 FEET TO THE POINT DESIGNATED "813" ON SAID EXHIBIT "B"; THENCE NORTH 59 DEGREES 48 MINUTES 10 SECONDS EAST 7.80 FEET TO THE POINT DESIGNATED "814" ON SAID EXHIBIT "B"; THENCE NORTH 51 DEGREES 50 MINUTES 42 SECONDS EAST 116.35 FEET TO THE POINT DESIGNATED "815" ON SAID EXHIBIT "B"; THENCE NORTH 61 DEGREES 33 MINUTES 25 SECONDS EAST 19.37 FEET TO THE POINT DESIGNATED "816" ON SAID EXHIBIT "B"; THENCE NORTH 50 DEGREES 05 MINUTES 44 SECONDS EAST 55.95 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 25 SECONDS EAST 4.11 FEET TO THE EAST LINE OF SAID LOT 2 IN SAID OGLE ADDITION; THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST 15.94

EXHIBIT A

(continued)

FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 50 DEGREES 03 MINUTES 11 SECONDS WEST 177.43 FEET ALONG THE SOUTHEASTERN LINE OF SAID LOT 2 AND LOT 1 IN SAID OGLE ADDITION; THENCE SOUTH 51 DEGREES 43 MINUTES 51 SECONDS WEST 105.00 FEET ALONG SAID SOUTHEASTERN LINE; THENCE SOUTH 39 DEGREES 05 MINUTES 47 SECONDS WEST 28.08 FEET ALONG SAID SOUTHEASTERN LINE AND THE NORTHERN BOUNDARY OF U.S. 36 (STATE ROAD 67); THENCE SOUTH 53 DEGREES 20 MINUTES 04 SECONDS WEST 67.22 FEET ALONG THE NORTHWESTERN BOUNDARY OF SAID U.S. 36; THENCE NORTH 80 DEGREES 17 MINUTES 34 SECONDS WEST 19.07 FEET ALONG THE NORTHERN BOUNDARY OF SAID U.S. 36; THENCE NORTH 33 DEGREES 50 MINUTES 40 SECONDS WEST 45.50 FEET ALONG SAID NORTHEASTERN BOUNDARY OF COUNTY ROAD 600 WEST TO THE POINT OF BEGINNING AND CONTAINING 0.200 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 0.013 ACRES, MORE OR LESS.

1 67'-9" x 46"

2 36' x 46"

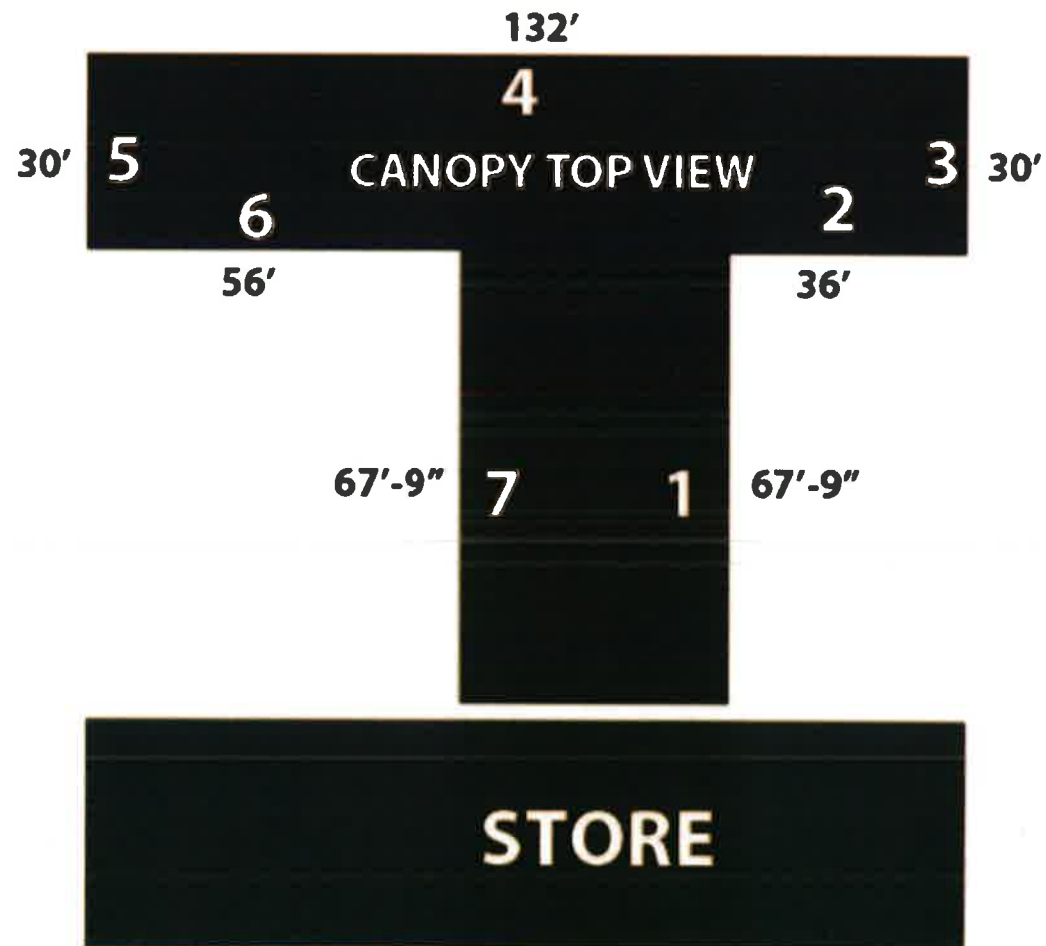
3 30' x 46"

4 132' x 46"

5 30' x 46"

6 56' x 46"

7 67'-9" x 46"



FE Lighted Cloud sign
20 Sq Ft
Approx 68" x 43"



3 Color Tri-Leaf is decal applied to canopy
behind FE Lighted Cloud sign
4 Sq Ft

**McCordsville Family Express
Fuel Canopy**

FE Marquee:	48.000sf
Price:	23.205sf
LED:	23.205sf
TOTAL:	94.41 sf

